

**ZONING COMMITTEE
MINUTES
WEDNESDAY, MARCH 30, 2011**

The regularly scheduled meeting of the Zoning Committee was held on **Wednesday, March 30, 2011** in Committee Room #2, at 9:43 a.m.

The following members were present:

**The Honorable Aaron Watson, Chair
The Honorable Cleta Winslow, Vice Chair
The Honorable Keisha Lance Bottoms
The Honorable Carla Smith**

The following members were absent:

**The Honorable Kwanza Hall
The Honorable Howard Shook
The Honorable Ivory Lee Young, Jr.**

Others present at the meeting were: Director Charletta Wilson-Jacks, Department of Planning and Community Development; City Attorney Jeffery Haymore, members of the public and Council staff.

A. ADOPTION OF AGENDA - ADOPTED

B. APPROVAL OF MINUTES - APPROVED

CONSENT AGENDA

C. ORDINANCES FOR FIRST READING

11-O-0537 (1) Z-11-09/ Z-05-04/ Z-02-20	<p>An Ordinance by Zoning Committee to rezone property from the C-1-C (Community Business-Conditional) to the MRC-3 (Mixed Residential Commercial), property located at <u>1119 Memorial Drive, SE</u>, fronting approximately 136 feet on the south side of Memorial Drive and the southwest corner of Howell.</p> <table border="0"><tr><td style="padding-right: 20px;">Depth:</td><td>Approximately 500 Feet</td></tr><tr><td>Area:</td><td>2.23 Acres</td></tr><tr><td>Land Lots:</td><td>12 and 13, 14th District, Fulton County, Georgia</td></tr><tr><td>Owner:</td><td>Rathunas on Memorial, LLC</td></tr><tr><td>Applicant:</td><td>Timothy J. Hartigan</td></tr><tr><td>NPU-N</td><td style="text-align: right;">Council District 5</td></tr></table>	Depth:	Approximately 500 Feet	Area:	2.23 Acres	Land Lots:	12 and 13, 14 th District, Fulton County, Georgia	Owner:	Rathunas on Memorial, LLC	Applicant:	Timothy J. Hartigan	NPU-N	Council District 5
Depth:	Approximately 500 Feet												
Area:	2.23 Acres												
Land Lots:	12 and 13, 14 th District, Fulton County, Georgia												
Owner:	Rathunas on Memorial, LLC												
Applicant:	Timothy J. Hartigan												
NPU-N	Council District 5												

FAVORABLE - TO BE REFERRED TO ZRB AND ZONING COMMITTEE

C. ORDINANCES FOR FIRST READING (CONT'D)

- FAVORABLE - TO BE REFERRED TO ZONING
COMMITTEE

- FAVORABLE - TO BE REFERRED TO ZRB AND ZONING COMMITTEE**

- | | |
|------------|--|
| Depth: | Varies |
| Area: | Approximately 1.6 Acres |
| Land Lot: | 240, 15 th District, DeKalb County, Georgia |
| Owner: | Jericho Partners, LLC (Dana Armour) |
| Applicant: | Eric J. Kronberg |

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C. ORDINANCES FOR FIRST READING (CONT'D)

NPU-N

Council District 6

FAVORABLE – TO BE REFERRED TO ZRB AND ZONING COMMITTEE

11-O-0541 (5)
U-11-13 An Ordinance by Zoning Committee granting a Special Use Permit pursuant to Section 16-05.005(l)(b) of the City of Atlanta Zoning Ordinance for a Daycare Center property located at **3723 Narmore Drive, NE**, fronting approximately 104 feet on the east side of Narmore Drive, approximately 400 feet south of the intersection of Narmore Drive and Peachtree Road.

Depth: Varies

Area: Approximately 0.429 Acre

Land Lot: 10, 17th District, Fulton County, Georgia

Owner: Peachtree Road Evangelical Lutheran Church of Atlanta

Applicant: Kirk P. Bridgers

NPU-B

Council District 7

FAVORABLE – TO BE REFERRED TO ZRB AND ZONING COMMITTEE

11-O-0542 (6)
U-11-14 An Ordinance by Zoning Committee granting a Special Use Permit pursuant to Section 16-06.005(l)(g) of the City of Atlanta Zoning Ordinance for a Personal Care Home property located at **4246 Campbellton Road, SW**, fronting approximately 200 feet on the south side of Campbellton Road, beginning 200 feet from the corner of Campbellton Road at Niskey Lake Road.

Depth: Varies

Area: Approximately 0.0918 Acre

Land Lot: 43, 14th District, Fulton County, Georgia

Owner: Horation F. Leftwich

Applicant: Vance B. Jones

NPU-P

Council District 11

FAVORABLE – TO BE REFERRED TO ZRB AND ZONING COMMITTEE

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C. ORDINANCES FOR FIRST READING

11-O-0543 (7) An Ordinance by Zoning Committee granting a Special Use
U-11-15 Permit pursuant to Section 16-18K.004(3)(a) of the City of
Atlanta Zoning Ordinance for a Personal Care Home property
located at **969 Palmetto Avenue, NW**, fronting
approximately 50 feet on the north side of Palmetto Avenue
at Abbott Street.

Depth: 100 Feet
Area: Approximately 0.114 Acre
Land Lot: 116, 14th District, Fulton County, Georgia
Owner: Leon Goodrom
Applicant: Elbert T. Brown
NPU-T Council District 4

**FAVORABLE – TO BE REFERRED TO ZRB AND ZONING
COMMITTEE**

REGULAR AGENDA

D. PAPERS HELD IN COMMITTEE

10-O-0013 (1) An Ordinance by Councilmember Aaron Watson as
Z-07-113 **substituted and amended by Zoning Committee** to
rezone from the I-1-C (Light Industrial-Conditional)
District to the MRC-3 (Mixed Residential Commercial)
District, property located at **430 and 460 Englewood
Avenue, SE**, fronting approximately 678 feet on the north
side of Englewood Avenue beginning approximately 132
feet from the northeast corner of Mailing Avenue.
**(Substituted as amended and held 1/13/10 at the
request of the District Councilmember)**

Depth: Approximately 1,010 Feet
Area: Approximately 10.32 Acres
Land Lot: 42, 14th District, Fulton County, Georgia
Owner: JWGST LLC/Joseph Wiles
Applicant: Jason Fritz
NPU-Y Council District 1

HELD

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D. PAPERS HELD IN COMMITTEE (CONT'D)

10-O-0018 (2)
Z-08-73 An Ordinance by Councilmember Aaron Watson **as substituted and amended by Zoning Committee** to rezone from the R-4 (Single Family Residential) and NC-2 (Neighborhood Commercial) Districts to the NC-2 (Neighborhood Commercial) District, properties located at **1146 Portland Street, SE, 1152 Portland Street, SE, 1131 Glenwood Avenue, SE, 1137 Glenwood Avenue, SE 525/527 Moreland Avenue, SE, 529 Moreland Avenue, SE, 535 Moreland Avenue, SE and 537 Moreland Avenue, SE**, fronting approximately 250 feet on the north side of Portland Avenue, approximately 300 feet on the west side of Moreland Avenue and approximately 250 feet on the south side of Glenwood Avenue. **(Substituted and held 1/13/10 at the request of the District Councilmember)**

HELD

10-O-0035 (3)
U-09-22 An Ordinance by Councilmember Aaron Watson granting a Special Use Permit for a Day Care Center pursuant to Section 16-08.005 (l) (b) for property located at **3751 Martin Luther King, Jr. Drive, SW**, fronting approximately 165 feet on the southeasterly side of Martin Luther King, Jr. Drive at the northeastern intersection of Martin Luther King, Jr. Drive and Bolton Road. **(Held 1/27/10 at the request of the District Councilmember)**

Depth: Varies
Area: Approximately 5.8 Acres
Land Lot: 15, 14th District, Fulton County, Georgia
Owner: Charitable Connections, Inc.
Applicant: Charitable Connections, Inc./Michelle R. Uchiyema

NPU-H

Council District 10

HELD

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D. PAPERS HELD IN COMMITTEE (CONT'D)

10-O-0031 (4)
U-09-17

An Ordinance by Councilmember Aaron Watson
as amended by Zoning Committee granting a Special
Use Permit for a Personal Care Home pursuant to Section
16-08.005 (1)(f) for property located at **762 Bender
Street, SW**, fronting approximately 60 feet on the east
side of Bender Street, at the southeast corner of Bender
Street and Stephens Street. **(Amended and held
2/24/10 at the request of the Councilmember of the
District)**

Depth: Varies
Area: Approximately 0.147 Acre
Land Lot: 86, 14th District, Fulton County, Georgia
Owner: Deborah L. Turner
Applicant: Deborah L. Turner

NPU-V **Council District 4**

HELD

10-O-1473 (5)
U-10-24

An **Amended** Ordinance by Zoning Committee granting a Special Use Permit under the provisions of Section 16-06.005(l)(g) for a Personal Care Home, property located at **2695 Dodson Terrace, SW**, fronting 75 feet on the north side of Dodson Terrace and approximately 480 feet west of the intersection of Dodson Terrace and Dodson Drive. **(Held 9/29/10) (Held at the request of the District Councilmember)**

Depth: Varies
 Area: Approximately 0.2894 Acre
 Land Lot: 199, 14th District, Fulton County, Georgia
 Owner: Nnenna M. Ekeke
 Applicant: Nnenna M. Ekeke

NPU-R **Council District 11**

HELD

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D. PAPERS HELD IN COMMITTEE (CONT'D)

10-O-1886 (6)
Z-10-29 An Ordinance by Zoning Committee to rezone property from the R-5 (Two Family Residential) district to the R-4B (Single-Family Residential) District, for property located at **815 Kirkwood (a.k.a. 812 Harold Avenue), SE**, property fronting approximately 50 feet on the north side of Harold Avenue beginning 400 feet from the west side of Chester Avenue. **(Held 3/2/11) (Held at the request of the District Councilmember)**

Depth: 100 Feet

Area: Approximately 0.114 Acre

Land Lot: 20, 14th District, Fulton County, Georgia

Owner: Drum Custom Renovations, LLC

Applicant: Nathan J. Boston

NPU-N

Council District 5

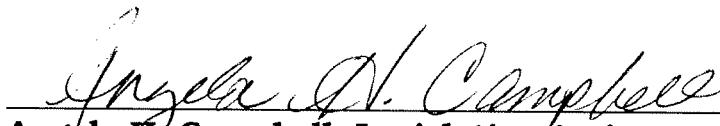
HELD

LINK TO ZRB PENDING LEGISLATION

<http://citycouncil.atlantaga.gov/2010/pendingzrb.htm>

There being no further business to come before the Zoning Committee the meeting was adjourned at 9:44 a.m.

Respectfully submitted:



Angela H. Campbell, Legislative Assistant



Alfred Berry, Jr., Research & Policy Analyst



The Honorable Aaron Watson, Chair